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CITY OF STAMFORD
HISTORIC PRESERVATION ADVISORY COMMISSION
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(FINAL) Minutes of the Historic Preservation Advisory Commission (HPAC)

Date: Regular Meeting held: February 7, 2014
Location: Stamford City Hall, 888 Washington Blvd. Stamford CT 06901
6th Floor - Safety Training Room
Present: Lynn Drobbin, Anne Goslin, David Woods, Barry Hersh, Rebecca Shannonhouse, Elena Kalman

REGULAR MEETING

I. Call to order (Meeting called to order 7:05)

A motion was made to request that E. Kalman serve as voting member for the meeting, as the Commission has just 4 voting members at this time.

(The motion was moved by L. Drobbin and seconded by D. Woods, and carried unanimously.)

II Approval of Minutes

A motion was made to approve the minutes of the January 10th meeting.

(The motion was moved by B. Hersh and seconded by A. Goslin and carried unanimously.)

III. New Business

A. Review Historic District Signage Hubbard Heights

Participants Michael deMilt, Rebecca Shannonhouse

1. M. deMilt presented proposed historic district signage for Hubbard Heights National Historic District. On January 15 the Mayor announced there is a grant program. Hubbard Heights Association (HHA) would like the grant funds for a first round of signage.
2. The association wants to put markers at the entrances to the district and at special street identification locations. Maximum grant is \$4,000. Credible estimates and design work need to be completed for the proposal. HHA would like a letter of support from HPAC. HHA has gone to the traffic advisory committee and have identified 6 locations for the signs at this point. HHA may only be able to construct a few signs within the grant allocation.
3. R. Shannonhouse believes that a single post will be more durable and safer. All generally agreed with Rebecca. The sign should be fixed on top of the "metal" post. Rebecca showed a photo of a sign that is a good model for these. They also agreed that the material will be best in cast aluminum or a metallic material such as bronze. The bronze may be too expensive. David suggested HHA keep the shape of the sign simple and not add a lot of detail or shapes to the outline. Same is true with the letters and the text. The group



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encouraged the association to use fewer words and legible type face. L. Drobbin will forward some type face options to Rebecca. L. Drobbin further suggested that the sign should read "Hubbard Heights - National Register Historic District". The association agreed that they will make the revisions and return with more information on sign construction and costs.

4. It was agreed that the HHA should review the locations of the signs with the City. HPAC cautioned that the locations should be considered carefully so there are no safety issues.

A motion was discussed. All generally agreed that HPAC should support the district's interest in erecting historic district identification signage. HPAC is not supporting a specific design, at this time, but is supporting the general direction as presented at the meeting. It is understood that the details will be worked out later by HHA which will continue to work with HPAC on the final design.

(The motion was made by A. Goslin and seconded by L. Drobbin and carried unanimously.)

B. Review of Demolition Request, First Congregational Church

D. Woods reported that a demolition delay was filed with the City. It is believed that the church is planning to demolish a circa 1960 addition and sell part of their property to a developer to build housing on the site. Mr. Strazza called David to ask about the application procedures for commission review. The church member will present before HPAC in March.

The discussion was tabled until an application is submitted and review at the next meeting in March.

C. CT DOT Bridge #02212, Main Street Stamford

Participants: Mark McMillan, Connecticut Department of Transportation

1. An introduction was made by M. McMillan, architectural historian with CT DOT. He reviewed the final 2015 design for the National Register-listed lenticular bridge on Main Street, spanning the Rippowam River (Mill River), and determined the proposed bridge structure replacement to be an adverse effect (although less of an adverse effect than the 2008 design). In 2015 HNP and HPAC convinced the City to hire an engineering firm specializing in preservation to prepare the design.
2. The current plan is to remove the existing abutments. The lenticular trusses will be saved and will be load bearing. There will be a new road deck. The bridge will look much like it does now. It will function as a pedestrian bridge and emergency vehicles.
3. Mark further said that eventually SHPO will make a finding.
4. Mark requested suggestions for suitable mitigation. Lynn suggested that the Historic Structures Report on the bridge prepared by Michael Raber, be sent to the Ferguson Library, Dodd Library at UConn, and the Stamford Historical Society. Jill said HNP would like a copy for its records.



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5. Lou Casolo added that the project has been around for 20 years. (Is this true? It was closed in 2002, perhaps “about ten.”) The plans never progressed to CT- DOT. The City submitted a scope of work about a year ago. SHPO should comment soon. WMC Engineers are the design engineers. There was a cost sharing discussion between the City, Mill River Collaborative, and HNP.
6. L. Drobbin said that after the finding, there will be a MOA. Mark says final design is set for fall of 2018. He believes they are still on schedule. Mark is just providing an update at this meeting. He said he wants to be sure that HPAC comments can be heard.
7. J. Smyth of HNP asked to review the outrigger sidewalk. She wants to know if it was original to the bridge. Mark said there are about 20 remaining lenticular bridges in the state. This is the only one that has multiple trusses. This one is wider than the others also. Lynn asked if the others have been documented. Mark said this bridge is also significant because it is in an urban setting. The design of these bridges was originally patented. A patent was acquired by the Berlin Iron Bridge Company. The company marketed the bridges all over the state.

In conclusion, Mark submitted his report to SHPO and various entities. If there are any comments from HPAC, then they can be forwarded to Mark. A “Section 106” determination is next. He believes that will happen soon and HPAC will continue to review the status.

(The item was tabled without further decision. Review of status will be ongoing.)

IV. Old Business

A. Sacred Heart, classroom building and Star barn update

Presenting Lou Casolo COS, Joe Banks, Perkins Eastman

1. L. Casolo and J. Banks provided an update of the two projects. The COS met with SHPO staff member, Todd Levine, on January 12th (they went to the state for their education review?) The school- addition portion of the project is ready to go out to bid for construction in a few weeks. The City will award the school project in March and break ground in spring and plan the opening for the fall of 2018. The kids will move into the addition and the renovation of the barn? can start.
2. Joe is available for questions. L. Drobbin asked if it is a two phase project. Lou said that the first phase was the “light renovation” to the 1925 building for K, 1, and 2 classes. The addition is phase 2. The third phase is the renovation and restoration of the barn. Lynn asked if there will be a separate bid for the barn? Lou said they have one bid package for the addition renovation and the barn, at this time. He did agree that they should consider a separate bid for the barn-part of the project given the specialized type of construction/restoration. Lynn also said there will need to be a historical consultant for the barn renovation portion. Lynn further said that there should be two separate bid packages. Lou said he will take that under consideration. At this point they are working towards the state approvals.



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3. J. Banks noted some points of the barn restoration that have been reviewed before and restated here. The Northeast end wall will be exposed. All agreed to that, as recommended by Todd Levine. They will support the barn from the exterior. Joe provided a photo of the internal framing of the north wall. He also provided an updated wall section for review. There were no comments.
4. Lynn asked where the staging area will be. Joe said that is still being worked out and may use a location on the Southeast side where there will be future parking lot. He added that the carriage barn will have a surrounding fence through phase 2 construction. Jill Smyth said that she has heard that many of the trees on site are diseased. Joe said they are still evaluating which trees can be saved. They intend to save as many as they can.
5. Lynn asked about traffic safety in lieu of recent accidents near schools. There is some talk at the City level about traffic in the neighborhood. There have been some improvements to signage at all the schools. They will continue to review "off-site" (road & traffic) improvements. Lou is charged with the on-site construction, at this time. Changes will occur as school fills up and as they grow into the area.

(The item was tabled without further decision. Review of status will be ongoing.)

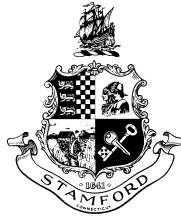
B. Hoyt Barnum House updates

1. Lou Casolo reported that Jenny Scofield came down to look at the progress and seems to be satisfied. Lou said he will forward the notes that she sent to him. Lou said that of 11 windows, 6 will be restored, and 5 will be new. They are committed to completing their work in April. COS will do grading toward the end when the weather is better. Masonry work is being done now.
2. Lynn asked if someone did an inventory of the plants on the original site. Lou said he will check and thinks that the Historical Society may have surveyed it. He also said that that they cannot do plantings exactly as they were, but will make every effort to work towards the original site plan. The walks are being replicated. He said they cannot replace the large Black Walnut tree that was there. They are now considering the plantings to be included.

(The item was tabled without further decision. Review of status will be ongoing.)

C. South End Historic District, Transportation Study

1. L. Drobbin noted the RFP went out earlier this week. It was read by Lynn. Lynn can forward it to the commission. HNP sent in comments. The pre-bid conference will be this Thursday. It was also noted that DOT put \$50,000 into the study. There is a total of \$150,000 allocated. Members of HPAC and HNP will be on a steering committee. A person/representative of the commission will be named when the study is started.



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(The item was tabled without further decision. Review of status will be ongoing.)

D. South End National Register Historic District, BLT Redevelopment

2. J. Smyth provided an update of the CEPA action. She said that HNP is continuing to work with BLT to save the houses on Henry, and the Blickensdorfer building. She reported that it is going well.
3. The houses on Garden are another project and potential development. HNP did file the demo delay as was discussed at the last meeting. Jill had a meeting with Mr. Corbo, who represents the owners. There was no conclusion to the meeting. She said that any future development proposals will come before HPAC for review.

(The item was tabled without further decision. Review of status will be ongoing.)

E. South End Firehouse, Pending sale to BLT

1. J. Smyth said that the property is in negotiations with the City. HNP did file for a Freedom of Information request but was turned down by the City as it is an active negotiation. HNP wants to know if there is preservation language in the sale agreement. HPAC also has an interest in making sure the building will be saved and restored properly. There was not further discussion, at this time.

F. Cedar Heights Bridge Project Revisions

Lynn Drobbin noted there is nothing happening. It is with DOT. DOT is supposed to return to HPAC when it is ready.

G. Atlantic Street PO Tax Credit Update

L. Drobbin said that she heard that SHPO is having a pre-meeting for the tax credit application. There is nothing new to report.

Wasn't an adverse effect determination discussed?

H. Demolition Committee

1. The group generally agreed that they will not want to place a delay on the 589 Bedford Street demo notice.
2. J. Smyth also noted that there here was a meeting to review state (City?) enabling legislation and new language that should be in the ordinance. Jill said that Bill Hennessey's office wants to review the language in the entire ordinance at this point.

(The item was tabled without further decision. Review of status will be on going)



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I. Historic Neighborhood Surveys in Stamford progress

A. Goslin provided an update of progress with the Glenbrook survey. The deadline for the grant has been extended for a year. She noted that Rachel Carley (the consultant) is reviewing two options for potential state districts. There will be a presentation in June.

J. Other items of note

1. J. Smyth asked Lou Casolo if the form liners on the Atlantic Street bridge are OK with the City. Lou has sent a staff person out to measure the "stone dimensions". Lou also said it is usually stained after the pour and the concrete setting period. That may be in the spring when the temperatures are warmer. Lynn also asked if there can be a sealant applied to prevent graffiti. Lou said that he will look into it.
2. It was reported that the East Main Street survey has started. Rachel Carley is doing that. HNP is supporting that effort. The survey is due in May.

V. Adjournment

Ms. L. Drobbin adjourned the meeting at 9:45 p.m.

Drafted by: David W. Woods AIA, Secretary – February 24, 2016
Stamford, Historic Preservation Advisory Commission

Meetings are normally on the first Tuesday of the month starting at 7:00 pm in the 6th Floor Safety Training Room. The next meeting will be Tuesday March 7th.